



Heather & Lay
Buy. Sell. Rent.

The Barn, Porkellis, Helston TR13 0HP

Guide Price £730,000

Opportunities like this are incredibly rare. This skilfully converted detached barn is part of an ancient three dwelling farm hamlet in gloriously unspoilt surroundings, up a long lane away from the road, just half a mile from Porkellis village. Such quality and authenticity, feeling like a 1800's cottage, this enchanting four-bedroom, three reception room home lies within gloriously secluded and established gardens; quality stone outbuildings, garage/workshop, summerhouse/studio and a fabulous walled pool terrace. With an adjacent field and valley views, this is an opportunity to buy somewhere very special indeed.



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HELSTON	5 MILES
FALMOUTH	6 MILES
TRURO	12 MILES
NEWQUAY AIRPORT	30 MILES

- Exceptional barn conversion
- Magical setting & garden
- Unspoilt yet accessible
- 4 bedrooms, 3 reception rooms
- Substantial stone outbuildings
- Over ½ an acre landscaped gardens & 1.1 acre field
- Stone outbuildings - garage/workshop & office/studio
- Superb swimming pool & terrace



THE PROPERTY

Higher Lezerea is a farm hamlet near Porkellis, in the Parish of Wendron, likely dating back to the 17th Century. It is understood to have been farmed by the Haines family since the 1800's, who still own the surrounding land.

About 33 years ago the current owner found a quality old barn with planning permission in blissful surroundings, and painstakingly set about creating a home which has been much loved and enjoyed ever since. The skilful conversion has resulted in a property with the charm and authenticity of a 200 year old cottage where original features and natural characteristics blend beautifully into a home of rare character and quality.

Accommodation is well proportioned and flexible with three bedrooms upstairs; one triple aspect and with en suite shower room. Downstairs are separate kitchen, dining and sitting rooms with living space on easy split levels, plus a studio/office and a bedroom, with French door access outside. There is a bathroom/WC downstairs and a shower room/WC, plus the ensuite. The farmhouse kitchen is delightful and likely to be the heart of the home with its Rayburn tucked into an inglenook and its woodblock floor.

The Barn's gardens and grounds are special, established and so interesting, leading 'room like' from area to area in total privacy. The lawned front garden nudges through a remarkable multi, naturally arched clematis to the walled and sheltered pool terrace beside which is a wonderful pitch roofed garden room/studio/overspill annexe.

There's a granite 34' (10.36m) long garage and workshop, plenty of parking space and a 30' (9.14m) poly tunnel with productive vine and strawberry bed.

There is much old granite within the garden, many trees and richly stocked beds and borders. The garden leads to a field with glorious natural views across the valley.



THE LOCATION

Few will have been to Higher Lezerea - a lovely unspoilt farm hamlet in Cornish countryside, set half a mile from Porkellis and well away from any roads. For its natural setting, the hamlet is relatively central and remarkably convenient for reaching Helston market town 5 miles, Falmouth harbour town 6 miles, Redruth and Camborne 7 miles.

Higher Lezerea is discreetly accessed along a lane, drawing one away from the road and into the valley with little indication of one's destination. After 0.2 miles the farmstead is revealed with gateway to The Barn and its glorious surroundings.

Porkellis is a rural village with Star Inn pub at its centre. Trip advisor gives very encouraging feedback for its restaurant and food. The village has a bus service, Grade II listed village hall and primary school nearby at Halwin. There are several foot and bridle paths nearby, with some lovely countryside walks.





ACCOMMODATION IN DETAIL (ALL MEASUREMENTS ARE APPROXIMATE)

Granite steps into....

PORCH 7' x 5' (2.13m x 1.52m)

UPVC double glazed windows atop a base block wall, slate window sills. Tile floor. Old painted, panel and lead colour glaze door into....

KITCHEN/DINING ROOM 15' 4" x 12' 6" (4.67m x 3.81m)

Open plan with central staircase rising between this and the dining room, forming a combined room over 28' (8.53m) overall. This room has double glazed windows to back and front with lovely garden views, an inglenook fireplace with inset oil-fired Rayburn, providing cooking and hot water supply. Slate hearth, granite lintel and pillars. Painted beamed spotlit ceiling. Handmade wooden base cupboards with granite worktops and inset porcelain sink. Corner cupboards. Shelves. Two slate steps up to bedroom four and bathroom/WC and utility area.

Open access to....

DINING ROOM 12' 5" x 11' (3.78m x 3.35m)

A continuation of the wood block flooring. Double glazed windows to front and rear overlooking the garden. Radiator. Under stair cupboard. Beamed ceiling.

Four slate steps down to....

SITTING ROOM 16' x 12' 4" (4.88m x 3.76m)

Pretty fireplace with inset multifuel stove, raised slate tile hearth. Exposed wooden floor. Painted beamed ceiling. Double glazed windows to front. Radiator.

A wide, squared archway down two slate steps to.....

RECEPTION/STUDIO/OFFICE 12' 10" x 10' 5" (3.91m x 3.18m)

A double glazed window to front. Velux double glazed roof window. Lit, beamed ceiling. Radiator. Exposed wood block floor. Built-in base cupboards and shelf top.

From the kitchen, steps up to.....

REAR ENTRANCE & INNER HALLWAY

Curtained storage and utility space housing the 'Worcester' oil fired boiler for radiator central heating. Double glazed door to rear and window to front. Old exposed pine panelled doors to bedroom four and....





BATHROOM 7' 10" x 5' 6" (2.39m x 1.68m)

Double glazed window to rear. White three piece suite comprising WC, wash hand basin and panel bath with shower mixer over. Floor and majority wall tiling. Radiator. Shaver point/light.

BEDROOM FOUR 12' 7" x 9' 10" (3.84m x 3m)

Velux double glazed roof window and glazed French doors onto the front terrace and outside. Radiator.

UPSTAIRS

From between the kitchen and dining rooms, an attractive staircase with twin Newell posts and rails up to the half landing, branching left and right up steps to the first floor accommodation; left, to landing with double glazed window to rear, through pine panelled doors to shower room/WC and....

BEDROOM THREE 12' 6" (3.81m) reducing to 9' 6" (2.9m) x 8' 8" (2.64m)

Double glazed window to front. Slate window shelf. Radiator.

SHOWER ROOM/WC

Modern white three piece suite comprising RAK dual flush WC, pedestal wash hand basin and walk-in oversized shower cubicle. Double glazed Velux roof window. Radiator. Ceiling spotlights. Door to airing cupboard housing insulated hot water tank and immersion. Shelves.

To right of half landing, pine panelled door to bedroom two and steps down to....

BEDROOM ONE ENSUITE 16' x 13' (4.88m x 3.96m)

Incorporating the en suite. Double glazed windows to three aspects with wonderful rural views across the valley and over the front and rear gardens. Wash hand basin with cupboard beneath. Built-in wardrobe and cupboard space. Slate window sills.

ENSUITE

Painted wooden floor and tiled walls. WC and walk-in shower cubicle. Radiator.

BEDROOM TWO 10' 6" x 9' 8" (3.2m x 2.95m)

Double glazed window to front. Radiator. Built-in old pine door cupboard.





OUTSIDE

The Barn lies within the loveliest of gardens, over half of an acre in size and leading to a field of 1.19 acres giving a total of 1.745 acres in all.

From the village road, a track and lane, approximately 0.2 miles long, takes you to the farm hamlet of Higher Lezarea, with its three detached dwellings including 'The Barn'. The gardens here are exceptionally mature, naturally but cleverly established and richly stocked and where there is so much of interest. It is a treat to wander through with 'room' like areas encouraging one to explore and enjoy.

The lane spurs through granite posts to a cobbled and grassed parking area for several vehicles beside which is the.....

GARAGE & WORKSHOP 36' x 10' 8" (10.97m x 3.25m)

in all. Old, granite and with pitch roof (slate one half, corrugated the other). Power and light. The workshop area is about 11' x 10' (3.35m x 3.05m) with doors and window to side.

A brick paved pathway and gentle granite steps lead from the driveway, wending past cottage garden beds, borders and terraces, to the front door. All has been designed and evolved beautifully here, where the sunny lawned front garden is naturally enclosed and totally private. The house is adorned with a wonderfully established wisteria and there are lovely, paved terraces beside The Barn, including a secluded one with water feature, ivy clad walls and a slate base accessed via French doors from the property. Within the garden is a

SUMMERHOUSE/STUDIO

A brilliantly flexible space 14' x 13' (4.27m x 3.96m) with 12' (3.66m) high apex ceiling. Power and light. Tile floor. Slate roof with overhang and timber decked area beneath giving a cover terrace 14' x 5' (4.27m x 1.52m).

WALLED POOL TERRACE & GARDEN

Situated beyond the front garden with access through and under a wonderfully established climbing clematis montana. This area is an absolute treat with its superb 30' x 14' (9.14m x 4.27m) filtered pool, about 4' 6" (1.37m) deep. Again so secluded and sheltered with paved terracing all around, shrub gardens, climbers and an established fig tree, set beside lovely old weathered granite.

Beyond the parking area, passing a gorgeous old slate drinking trough, through a Jasmine clad archway into.....

THE PRODUCE GARDEN

Various raised beds, fruit bushes, rhubarb and a bay tree.



ALUMINIUM GREENHOUSE 8' x 6' (2.44m x 1.83m)

POLYTUNNEL 30' x 12' (9.14m x 3.66m)

Old productive grapevine and strawberry bed.

From here to a working area, through an iron gate to the.....

REAR GARDEN

Large and lovely mostly laid to lawn with established shrubs and plants including rhododendron, hydrangea, weigela and gunnera. Mature and smaller trees include ash, Italian alder and sycamore.

A former pond area with access through and wandering towards a grassed plateau with store and glorious valley views, through to the.....

THE FIELD 1.19 acres in size.

A wonderful sloping slice of natural hedge enclosed countryside to own and enjoy with glorious views overlooking the valley.

There is much quality granite evident throughout the garden. Outside taps, water butts and exterior lighting.



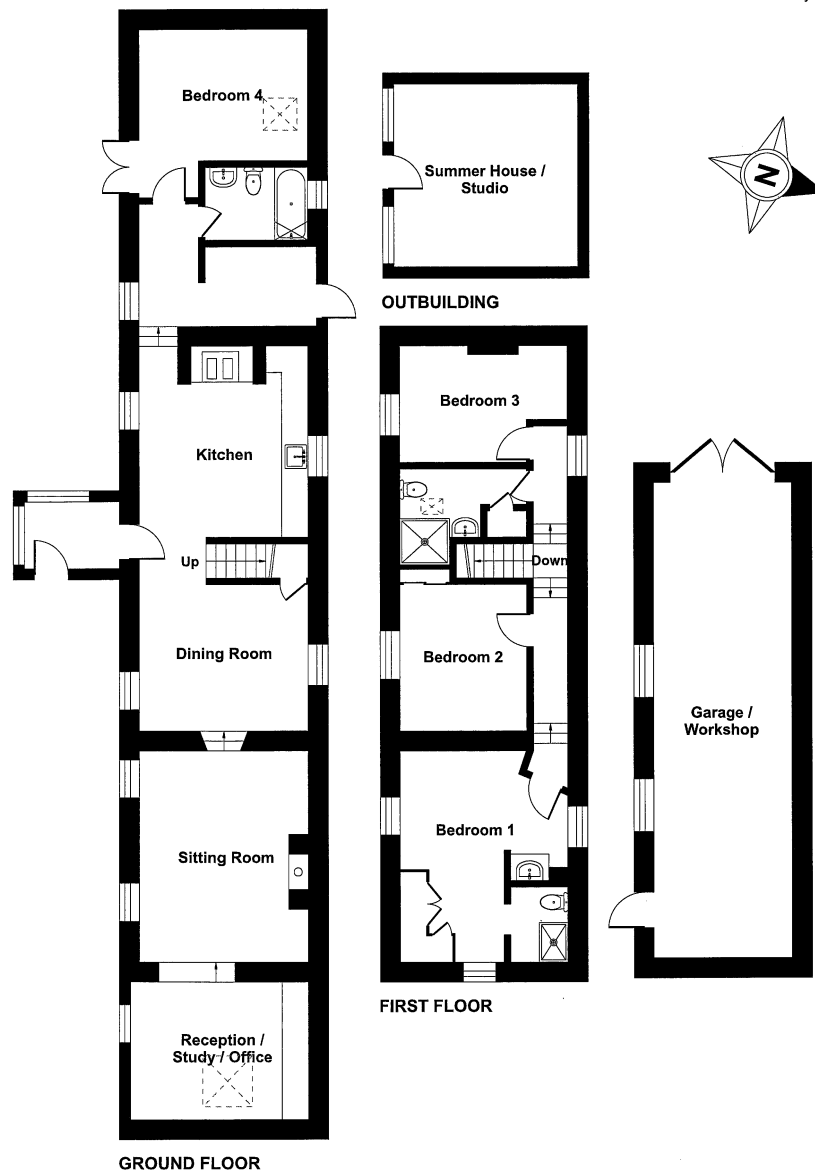
Porkellis, Helston, TR13

Approximate Area = 2080 sq ft / 193.2 sq m (includes garage)

Outbuilding = 194 sq ft / 18 sq m

Total = 2274 sq ft / 211.2 sq m

For identification only - Not to scale



DIRECTIONS

Travel from Falmouth towards Helston on the A394 Pass through Longdowns and turn right signed Wendron, Porkellis, Stithians, Carnkie. Continue passing through Carnkie village towards Porkellis, past Halwin School on the way. At Porkellis Village there is a junction, turn right and go down the hill and over the bridge. Passing the cottage on the left take the next first sharp turn on the right looking like it just accesses a field. Continue for 0.2 miles along the lane to find the garage of The Barn. It is the middle property of the hamlet.

ANTI-MONEY LAUNDERING REGULATIONS - Purchasers

It is a legal requirement that we receive verified identification from all buyers before a sale can be instructed. We ask for your cooperation on this matter to ensure there is no unnecessary delay in agreeing a sale. We will inform you of the process once your offer has been accepted.

PROOF OF FINANCE - Purchasers

Before agreeing a sale, we will require proof of your financial ability to purchase. Again, we ask for your cooperation on this matter to avoid any unnecessary delays in agreeing a sale and we will inform you of what we require prior to agreeing a sale.

If asked we will recommend potential buyers use the services of trusted professionals. Should you decide to use the services of the provider you should know that Heather & Lay or the individual member of staff may or may not receive a referral fee.

SERVICES: Mains water & electricity. Oil fired central heating and hot water. Private Drainage.

LOCAL AUTHORITY

Cornwall Council, Truro, TR1 3AY. Telephone 0300 1234100

TAX BAND - D

EPC RATING - D

VIEWINGS Strictly by prior appointment



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Heather & Lay Estate Agents. REF: 767004



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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.